

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
FEBRUARY 13, 2013
COUNCIL CHAMBERS, 12TH FLOOR
CITY ADMINISTRATION BUILDING
8:30 A.M.**

NOTE: *Land Use Hearings are held at 8:30 A.M. and are appealable to the Planning Commission. Appeal applications may be obtained on the 3rd floor of the Development Services Building, located at 1222 1st Avenue, San Diego, CA 92101.*

*If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ALD's) are required, please contact the Disability Services Coordinator at 619-321-3208 at least five (5) working days prior to the meeting to ensure availability. **Those items with an asterisk (*) will include consideration of the appropriate environmental document.***

Each item presented on this docket is a Process 3 under the Land Development Code Section 112.0501.

HEARING OFFICER ASSIGNED TO TODAY'S HEARING: Gary Geiler

- ITEM – 1: **PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE HEARING OFFICER NOT PREVIOUSLY HEARD. REQUESTS TO SPEAK SHOULD BE SUBMITTED TO THE HEARING OFFICER RECORDING SECRETARY AT THE TIME OF THE MEETING. NOTE: 3 MINUTE MAXIMUM PER SPEAKER.**
- ITEM – 2: **REQUESTS FOR CONTINUANCES OR WITHDRAWALS**
- ITEM – 3: **ITEMS TO BE PLACED ON CONSENT AGENDA.**
- ITEM – 4: ***RABBITT RESIDENCE - PROJECT NO. 273122**
City Council District: 1; Plan Area: Del Mar Mesa

STAFF: John S. Fisher

Site Development Permit to resolve a Code Enforcement violation and legalize actions taken on the part of the property owner which resulted in the removal of sensitive habitat protected by the Environmentally Sensitive Lands regulations, to mitigate at the appropriate ratios for the removal of sensitive habitat from the site and to permit uses allowed by the AR-1-2 Zone without further ESL regulation. No changes to the property are proposed. Should the SDP be approved a ministerial grading permit will be required to legalize the grading done on the western portion of the site. The applicant will preserve 0.56 acres of Tier I habitat from the Soledad Canyon Preserve and 0.70 acres of Tier II lands would be purchased later from the Marron Valley Cornerstone Lands should the project be approved. The site is located at 12516 Del Vino Court in the AR-1-2 Zone within the Del Mar Mesa Community Plan in Council District 1. Findings to a Master EIR. Report No. HO-13-008

HEARING OFFICER DOCKET OF FEBRUARY 13, 2013

RECOMMENDATION:

Approve

ITEM – 5: ***RAH IMIFAR EOT - PROJECT NO. 299700**
City Council District: 1; Plan Area: La Jolla

STAFF: Glenn R. Gargas

Extension of Time for Coastal Development Permit No. 450952, Site Development Permit No. 452308, Neighborhood Development Permit No. 552885 and Variance No. 552886 for over-height retaining walls on the property and a Neighborhood Development Permit for walls over 3' high within the public right-of-way, to construct a 3,758 square foot single family residence with guest quarters and detached garage on a vacant 0.416 acre property. The project site is located at 7430 Hillside Drive, within the La Jolla Community Planning area, RS-1-1 Zone, FAA Part 77, Coastal Height Limit, Coastal (non-appealable) Overlay Zones. Mitigated Negative Declaration No. 130699. Report No. HO-13-010

RECOMMENDATION:

Approve

ITEM – 6: **GIRGIS RESIDENCE - PROJECT NO. 262975**
City Council District: 1; Plan Area: La Jolla

STAFF: Glenn R. Gargas

Coastal Development Permit and Site Development Permit (due to the site containing Environmentally Sensitive Lands) to demolish a single-dwelling structure with various site improvements on and off the premises and construction of an approx. 7,517-square-foot, two-story, residential single-dwelling unit, with a three car garage, pool / spa and retaining walls on a 17,825-square-foot property. The project would remove improvements encroaching within City-owned open space and restore this approximate 4,375-square-foot area. The project site is located at 811 Havenhurst Point, in the RS-1-4 Zone, Coastal Overlay Zone (Non-Appealable), Coastal Height Limitation Overlay Zone, Coastal Parking Impact Overlay Zone, within the La Jolla Community Plan area. Exempt from Environmental. Report No. HO-13-011

RECOMMENDATION:

Approve

HEARING OFFICER DOCKET OF FEBRUARY 13, 2013

ITEM – 7: **FONTAINE STREET STORM DRAIN REPAIR - PROJECT NO. 264038**
City Council District: 7; Plan Area: Navajo

STAFF: Helene Deisher

Site Development Permit to work within in Environmentally Sensitive Lands and remove and replace an existing deteriorated 24-inch corrugated metal pipe (CMP) with a new 250-foot long 24-inch reinforced concrete pipe installed within the existing storm drain alignment. The project would also restore and revegetate an eroded portion of the canyon slope adjacent to the pipe alignment caused by a break in the CMP storm drain occurring as a result of deterioration and undermining of the soil beneath the CMP. The project is located just north of 5731 Fontaine Street in the RS-1-7 zone within the Navajo Community Plan. Mitigated Negative Declaration No. 264038. Report No. HO-13-003

RECOMMENDATION:

Approve

ITEM – 8: **AT&T HILTON TORREY PINES - PROJECT NO. 289104**
City Council District: 1; Plan Area: University

STAFF: Alex Hempton

Coastal Development Permit (CDP) for a Wireless Communication Facility (WCF) consisting of a 30-foot high monopine (faux pine tree) supporting 16 panel antennas, with associated equipment located in an equipment area. The project is located at 10950 North Torrey Pines Road within the University Community Plan area. Exempt from Environmental. Report No. HO-13-014

RECOMMENDATION:

Approve